



# CITY COUNCIL COMMUNITY DEVELOPMENT AND HUMAN SERVICES COMMITTEE

Quarterly Update | March 12, 2019

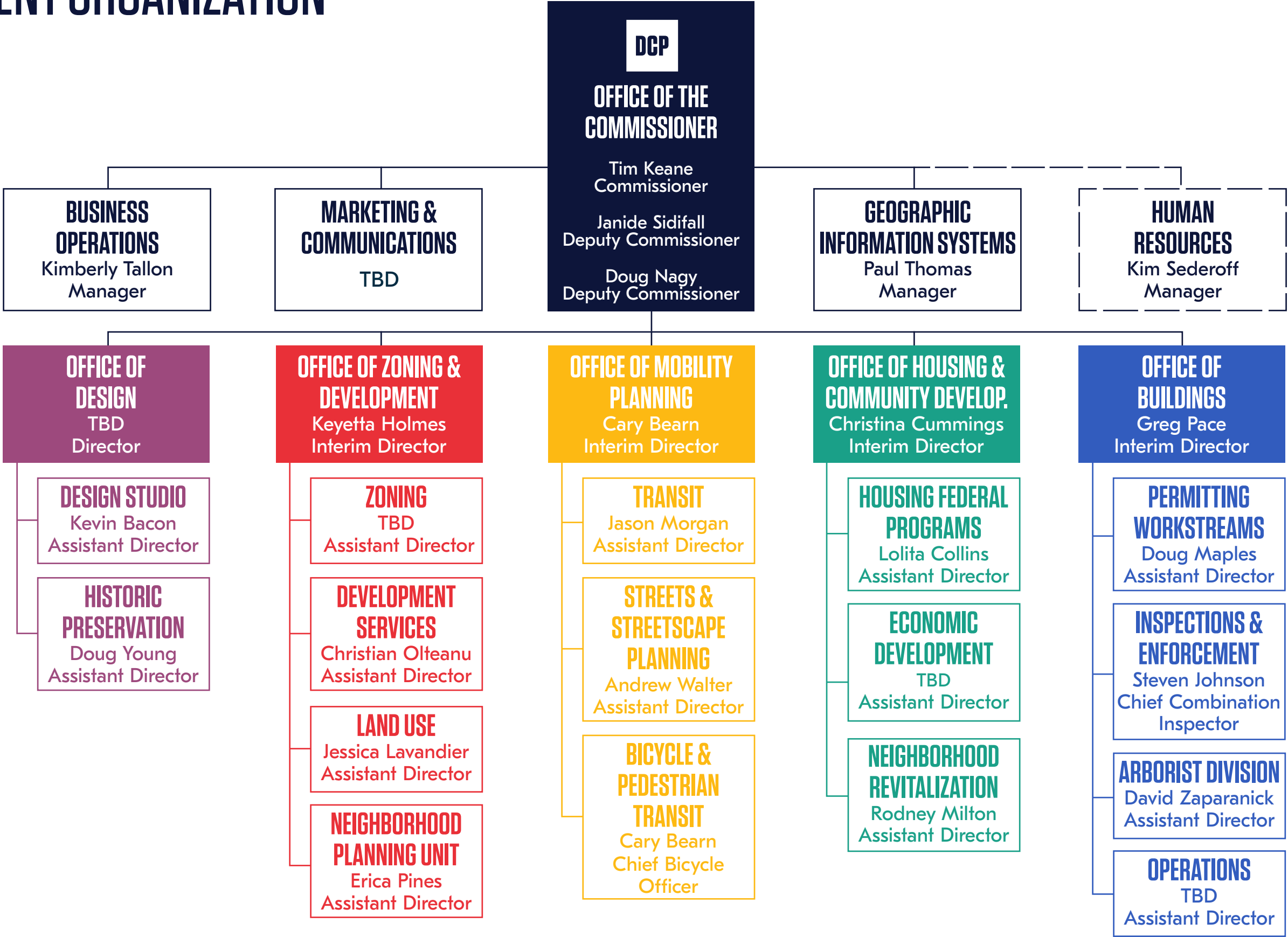
**TIM KEANE**

Commissioner

Department of City Planning



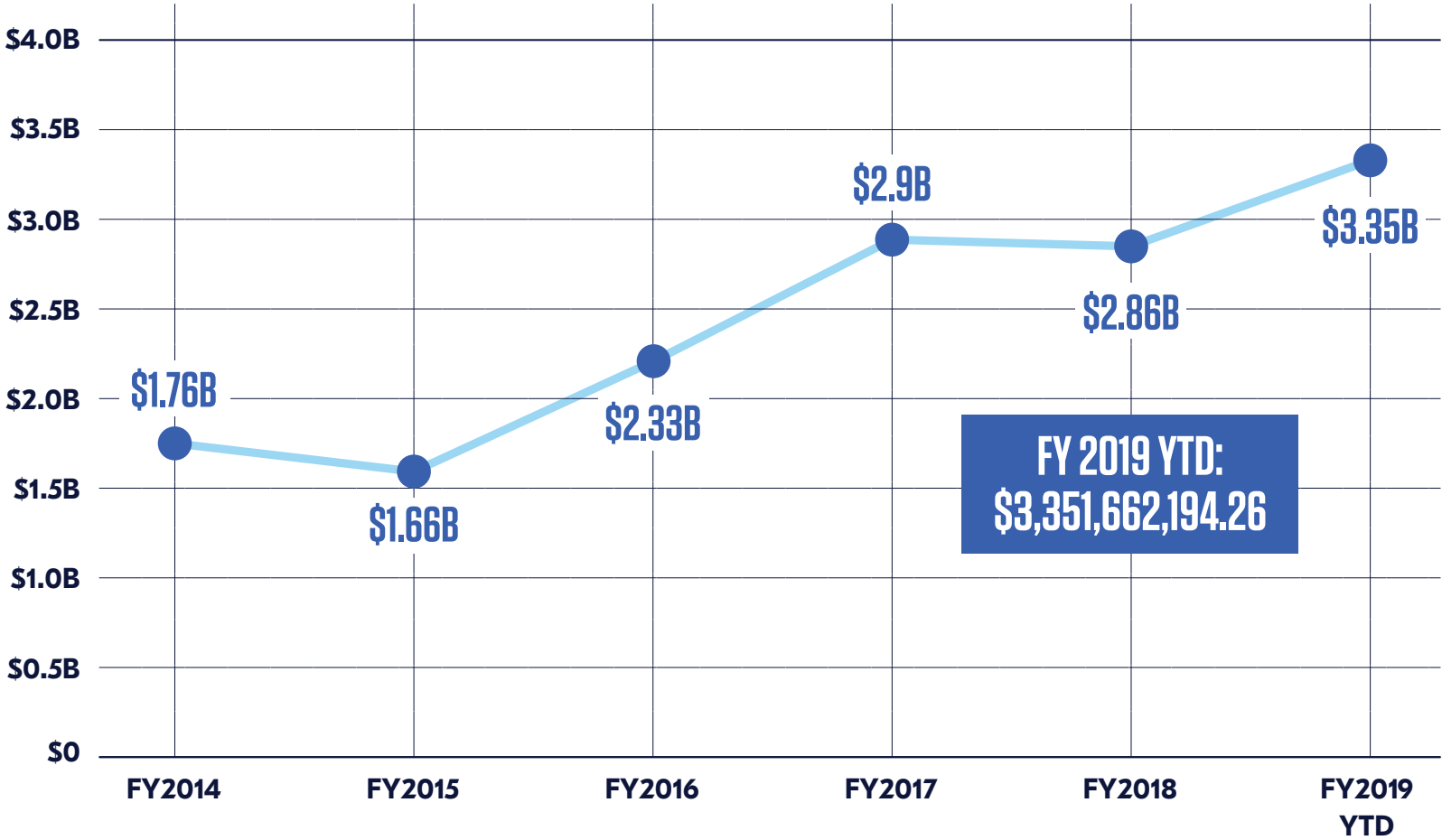
# DEPARTMENT ORGANIZATION



**THE MISSION OF THE DEPARTMENT OF CITY PLANNING IS TO ENABLE HIGH QUALITY, SUSTAINABLE AND EQUITABLE GROWTH AND DEVELOPMENT OF ATLANTA BY FACILITATING MORE OPTIONS FOR TRAVEL, ABUNDANT HOUSING FOR ALL PEOPLE, THRIVING NEIGHBORHOODS, EXCEPTIONAL DESIGN IN ARCHITECTURE AND PUBLIC SPACES, PRESERVATION OF HISTORIC RESOURCES, INNOVATIVE REGULATORY PRACTICES, SAFE AND DURABLE BUILDINGS, ATTENTIVE CUSTOMER SERVICE AND PUBLIC ENGAGEMENT IN ALL OUR WORK.**

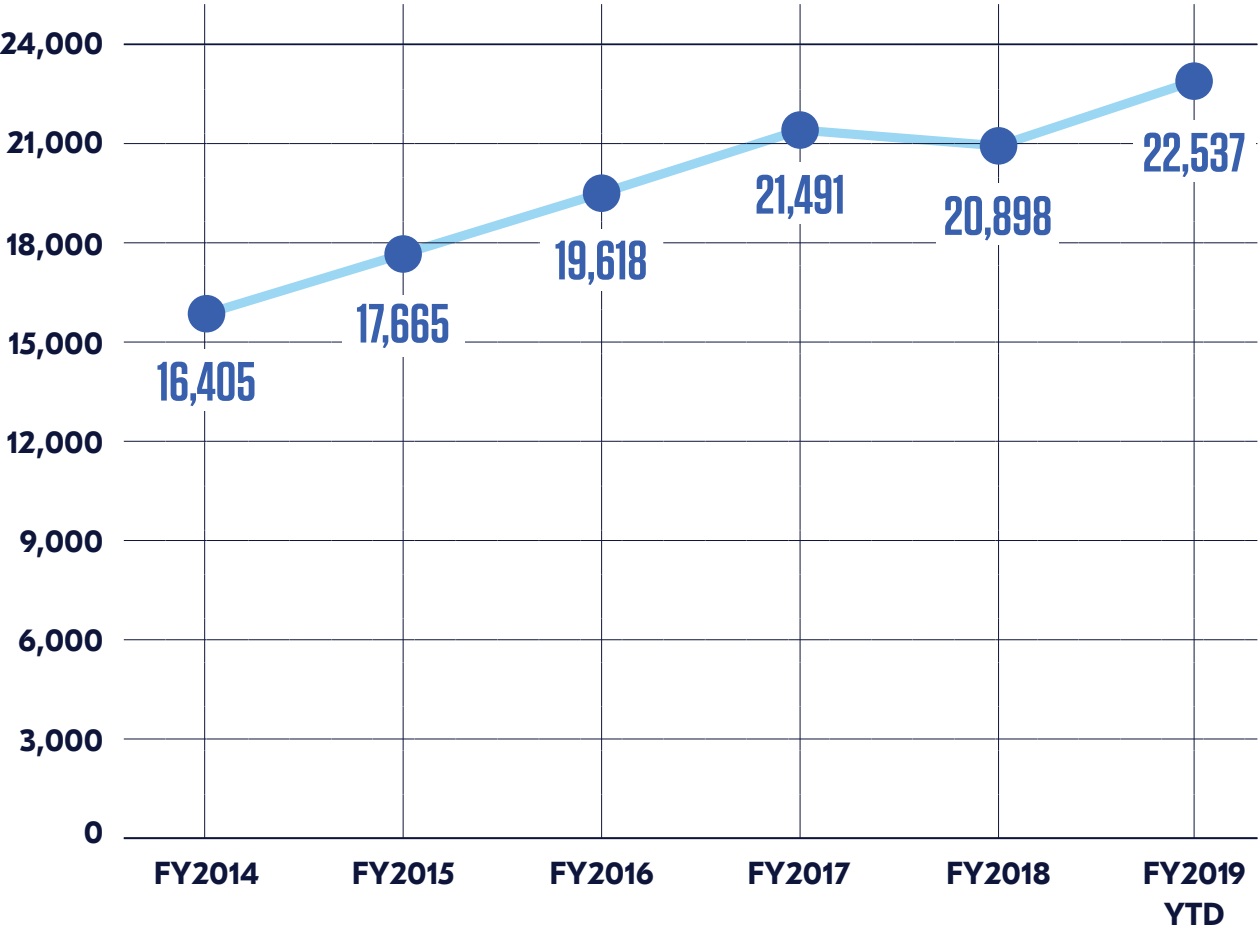


CONSTRUCTION VALUATION\*



\*All values for the first 8 months of the fiscal year.

TOTAL PERMITS

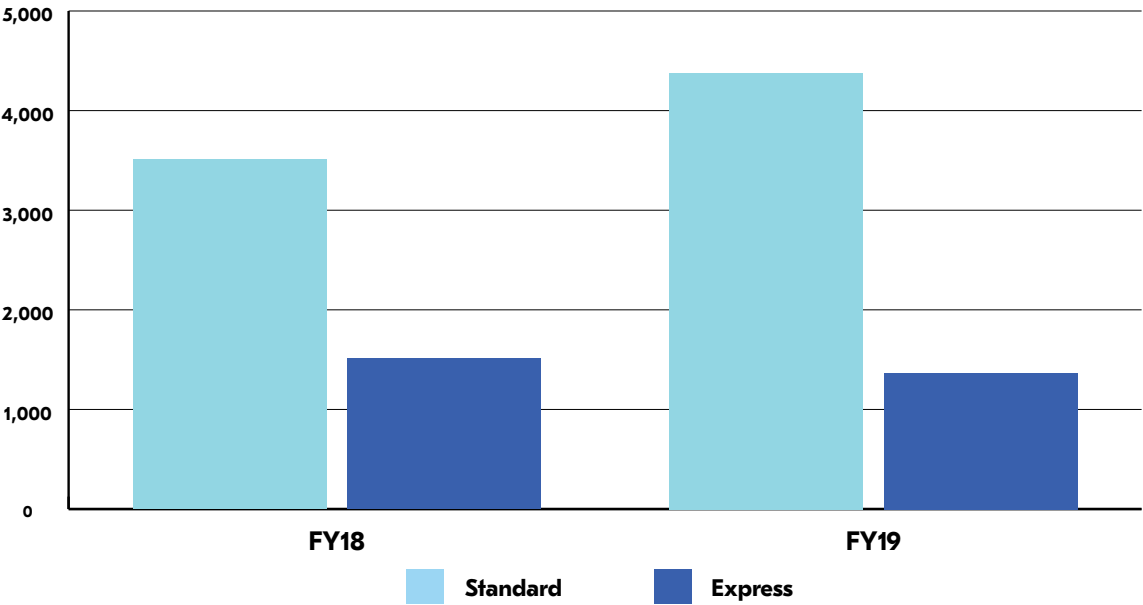




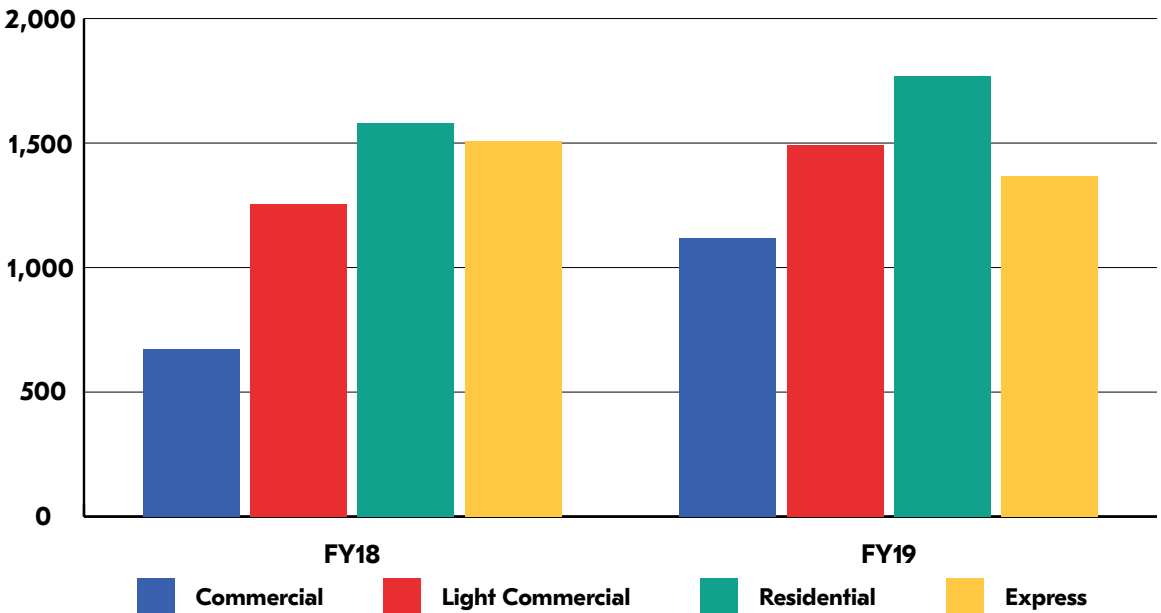


YEARLY PROGRESS

STANDARD VS EXPRESS PERMITS



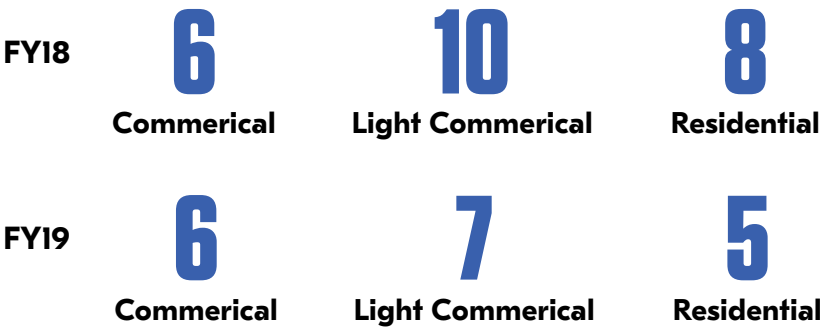
PERMIT VOLUME PER WORKSTREAM



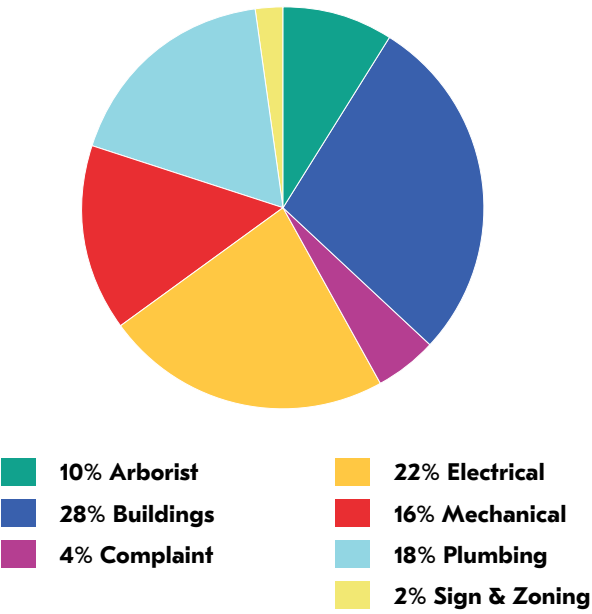
EXPRESS PERMIT TIME (IN MINUTES)



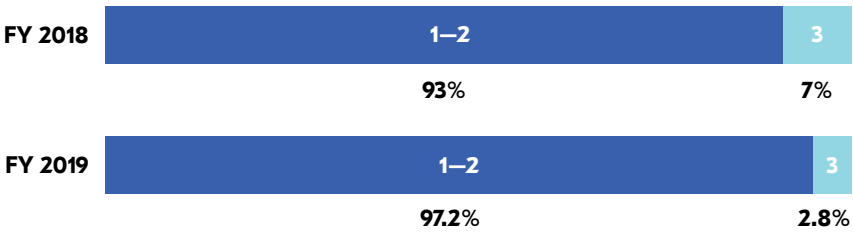
PLAN REVIEW DAYS



AVERAGE NUMBER OF INSPECTIONS, FY19



PLAN REVIEW CYCLES, ON AVERAGE



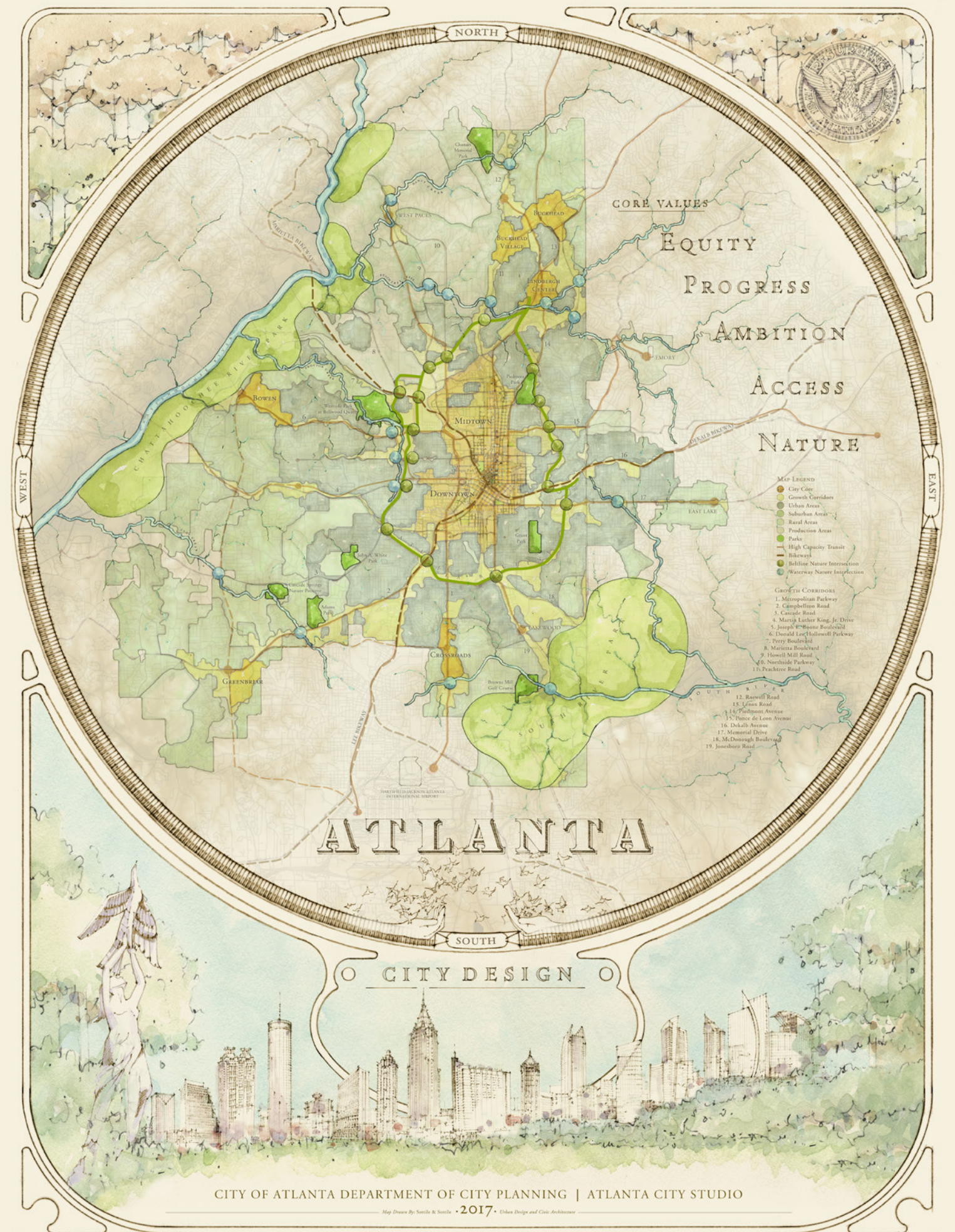
INSPECTIONS SLA AVERAGE





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Atlanta City Studio @ATLCityStudio #designATL





# ZONING ORDINANCE REFORM

- Accessory Dwellings
- Definitions Update
- Historic Lot Patterns
- Industrial Districts Uses
- I-Mix District
- Loading Requirements
- MRC (Mixed-Residential Commercial)
- Residential Density Increase
- Missing Middle Zoning District
- Parking (on-street, shared, old buildings)
- Neighborhood Design Standards
- Telecommunications Updates
- Transitional Height Plane Updates
- Quality of Life Districts

Phase 1 and 2 passes, RFP for rewrite in progress

FACT SHEET

## ZONING ORDINANCE REFORM

**What is Zoning Reform?**

In 2015, the City of Atlanta commissioned a team of consultants to conduct a comprehensive assessment of the City's Zoning Ordinance. Upon completion of the assessment, the consultant prepared recommendations for consideration to the Office of Zoning & Development's consideration about how the Zoning Ordinance could be improved. These recommendations and the technical review of the Ordinance are found in the Zoning Ordinance Diagnostic report.

The diagnostic, performed over one year, resulted in the Atlanta Zoning Ordinance Assessment that made a series of recommendations for future changes to the Zoning Ordinance, including amendments to the regulations.

Through reform, we sought to expand transportation options, ensure housing diversity, create user-friendly regulations, protect neighborhood character, and create vibrant corridors and districts

**What are the two phases?**

The Diagnostic categorized the recommendations into those that could be



completed in a relatively short period of time as "Quick Fixes" or "Medium Fixes" and those that would require a comprehensive overhaul of the current Zoning Ordinance and would likely require a period of two to four years to complete.

The proposed recommendations seek to clarify and improve certain provisions of the Atlanta Zoning Ordinance and Subdivision Ordinance and provide consistency with the Atlanta City Design project; as well as update consistency with state and federal law, and advance the public health, safety and welfare of citizens. The recommendations topics were broken down into two Phases: Phase I - "Quick Fixes" and Phase II - "Medium Fixes."

**What issues are addressed?**

Phase 1 addressed these topics:

- Accessory structure heights
- Accessory structure size definition
- Accessory uses in R District
- Bicycle parking standards
- Deletion of unused zoning districts
- Independent driveways requirements
- Multi-family zoning, single-family minimum lot sizes
- MRC District building placement
- Master plan provisions
- Minimum building height non-conformity
- Replats of non-conforming lots
- Special Use Permit transfers
- Sidewalk standards
- Storefront streets curb cuts
- Storage pods on residential property
- Traditional Neighborhood Development (TND) street standards

Phase 2 included topics such as:

- Accessory Dwellings
- Definitions
- I District Uses
- Loading Requirements
- MRC-2 Residential Density
- Missing Middle Housing
- Parking



- Neighborhood Design Standards
- Telecommunications
- Transitional Height Plane
- Quality of Life Variations

**Where are we now?**

Phase I Quick Fix proposed amendments were adopted and approved in May 2018.

Phase II Medium Fix proposed amendments were adopted and approved in January 2019.

A Request for Proposal (RFP) went out on December 14, 2018 and the City will evaluate entries to determine proponents for providing an update or rewrite of the City of Atlanta Zoning Ordinance in the coming months.

**Who should I contact?**

Contact Sushmita Arjyal by email at [sarjyal@AtlantaGa.gov](mailto:sarjyal@AtlantaGa.gov) or call 404-330-6145.



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# PLACEMAKING



Broad Street



Cascade Heights Bus Shelter



Virginia Highlands Parklet




# PLACEMAKING

# CITY OF ATLANTA PLACEMAKING PROGRAM


IN PARTNERSHIP WITH THE TRUST FOR PUBLIC LAND

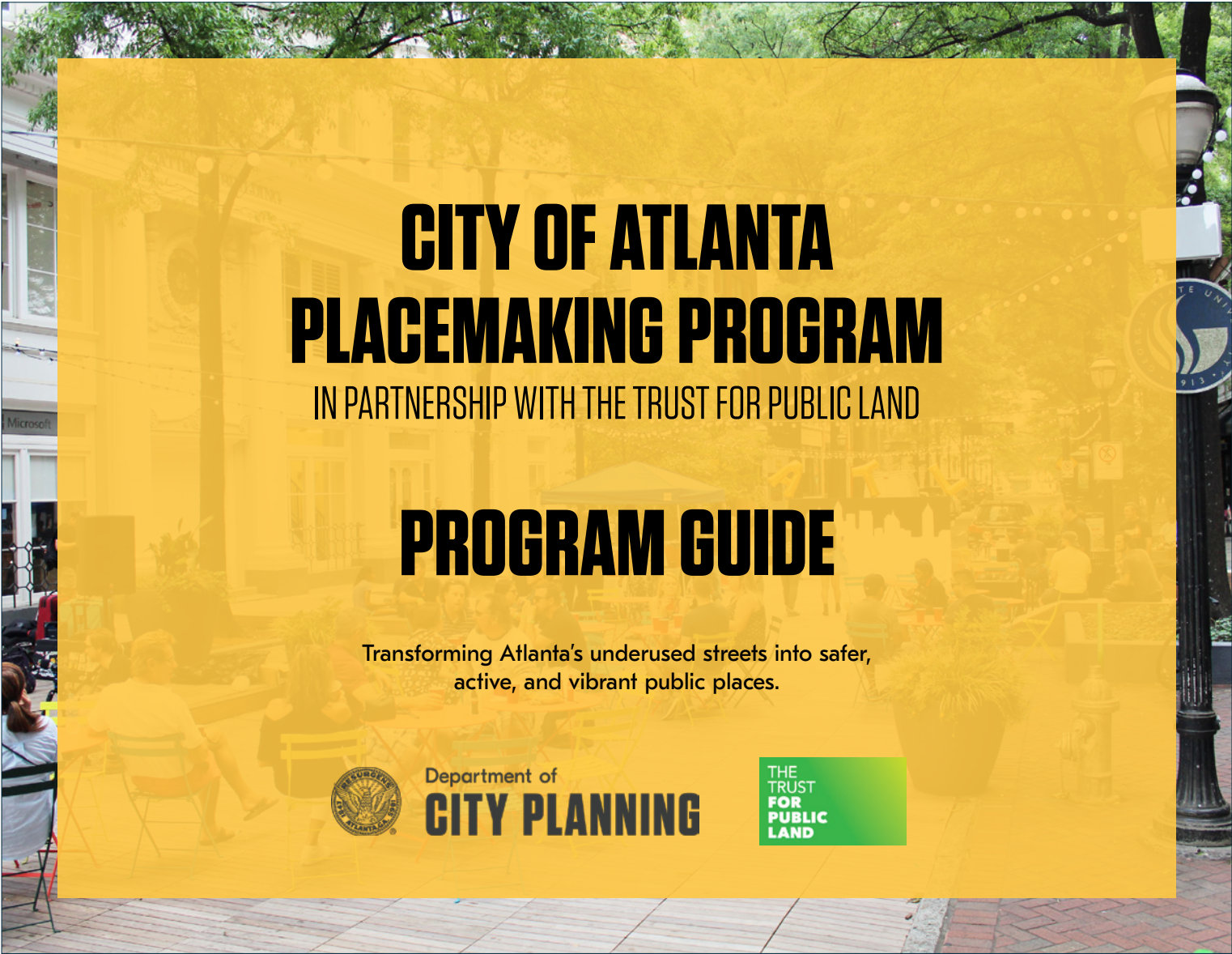
## PROGRAM GUIDE

Transforming Atlanta's underused streets into safer, active, and vibrant public places.



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## PROPOSAL SCORING & EVALUATION

The following set of criteria will be used evaluate all eligible proposals and to select the winning projects. Projects with higher scores will be prioritized.



### Transportation Safety

Up to 10 points

Your project must address a transportation safety concern. In particular, your proposal should work to make the street safer for people who walk, bike, or use transit, not just for cars.

Safety improvements can come from changes such as slower speeds, increased visibility, better street crossings, safer intersections, safer street organization or signage, or safer pedestrian features.

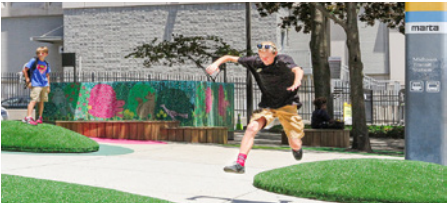


### Community Support

Up to 5 points

Your project should have strong community support. Letters of support from a broad range of stakeholders, especially those who would be directly impacted by your project, is highly preferable.

Projects that connect to existing community efforts or larger plans make a strong case for support.



### Street Activation

Up to 5 points

Your project should include an element that draws people to it and activates the street with people. Ideas that encourage people to interact with the space are preferable.



### Additional Consideration

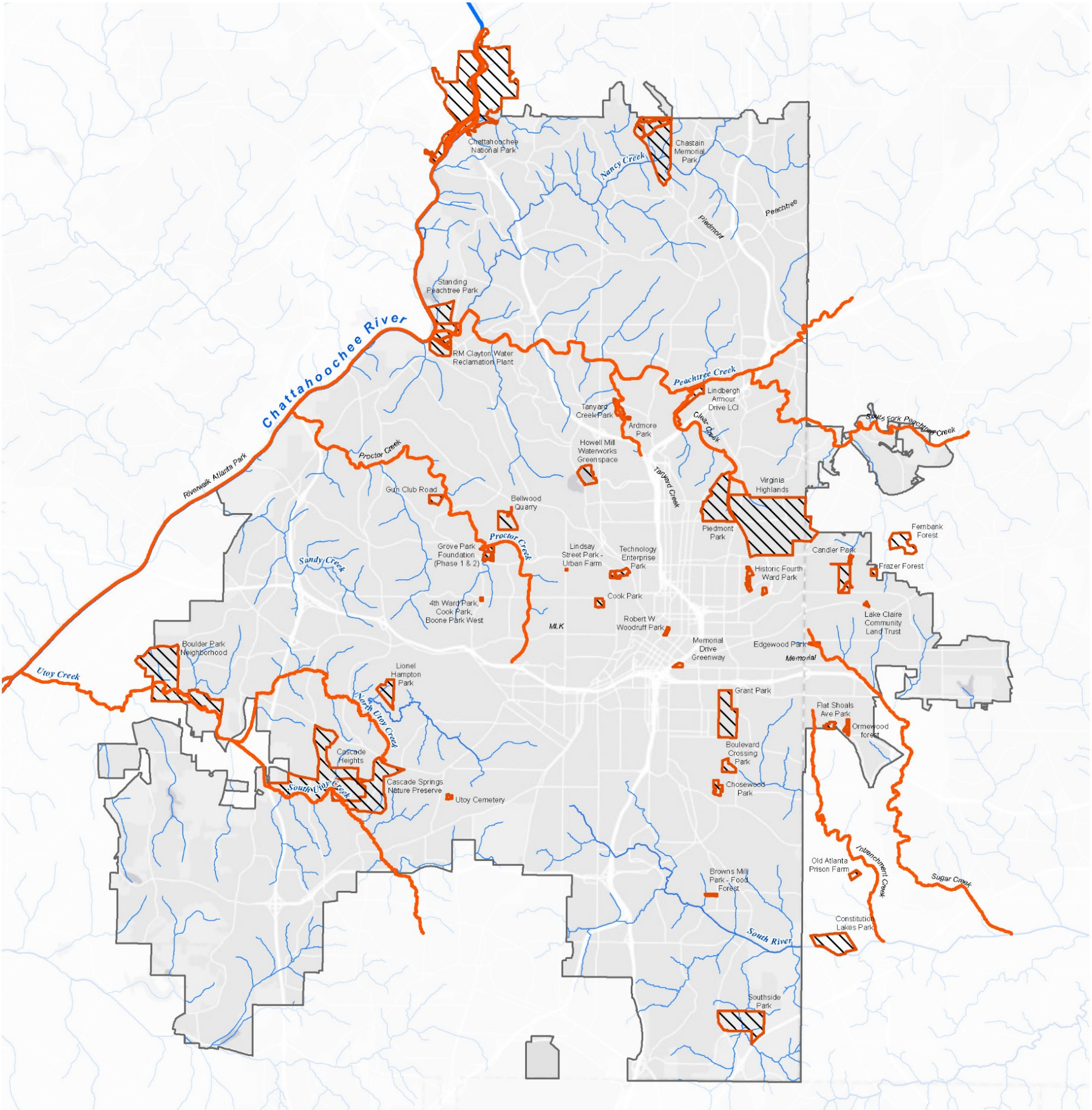
Sites or projects with special conditions will receive additional consideration. Such conditions include:

- Located within an [Equitable Target Area](#)
- Located within a historic district or corridor
- Increases park or school access
- Existing active ground floor retail or other pedestrian use
- Incorporates multi-modal access
- Improvements upon applications that were submitted in the 2018 call for projects but were not awarded. (Note: Projects previously accepted to the program may not be re-submitted for additional funding.)
- Project is located in a geographic area unserved by previous placemaking projects

# URBAN ECOLOGY FRAMEWORK



# ORGANIZING INPUT

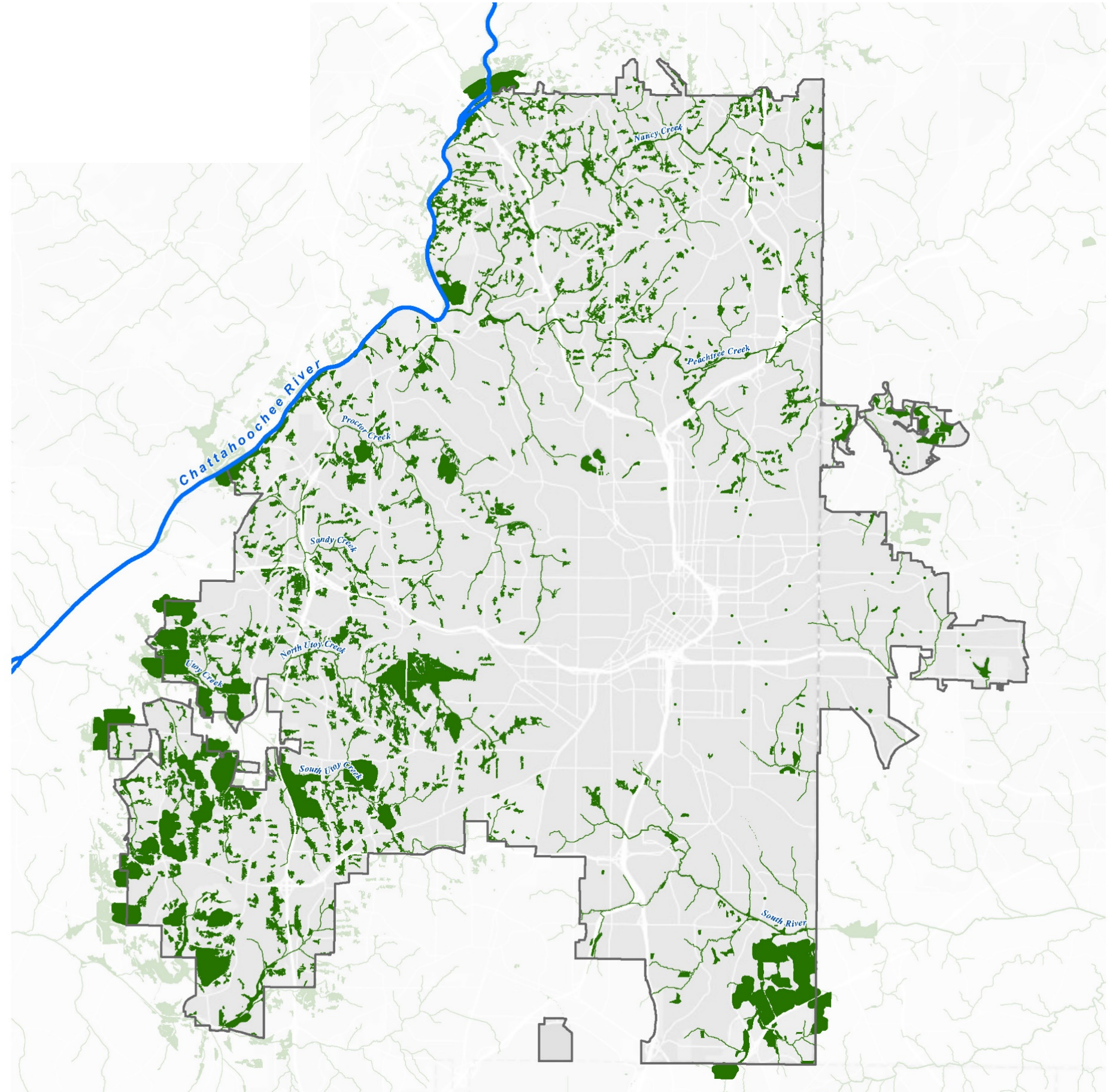




# DATA ANALYSIS AND FINDINGS

## Legacy Nature:

- Interior Forest Cores
- Old Growth Forest Network Forest
- Mature Forest & Soils  
(forest present since at least 1938)
- Atlanta Champion Trees
- Rivers/Streams
- Wetlands





# FINDINGS

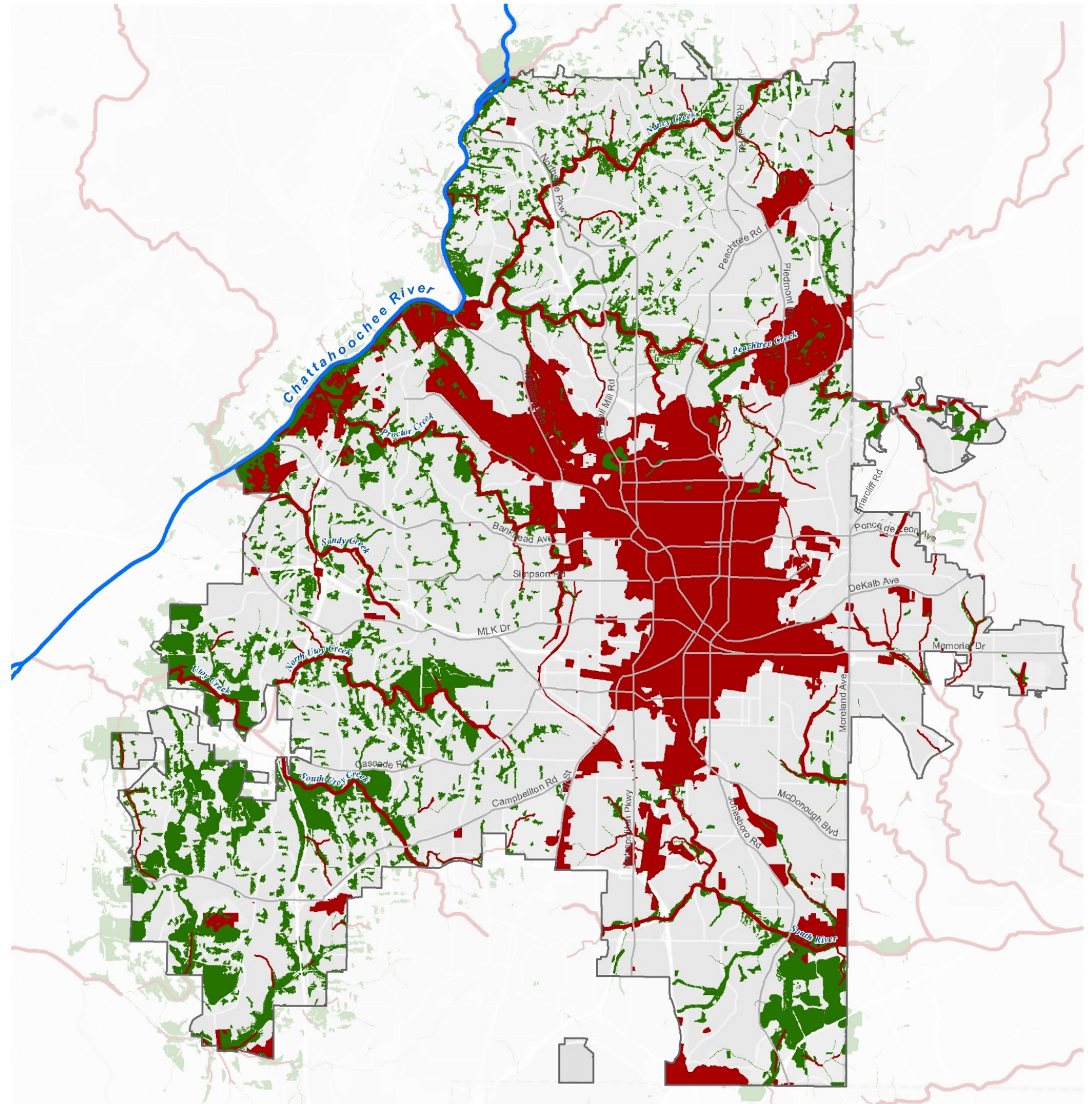
## Current Conditions

### Ecological Assets:

- Interior forest core, old growth forest, mature forest
- Streams with >80% tree canopy in 75ft buffer and <10% impervious surface

### Ecologically Challenged:

- Brownfields and Heavy industrial
- Impaired streams (303d)
- <60% tree canopy in buffer





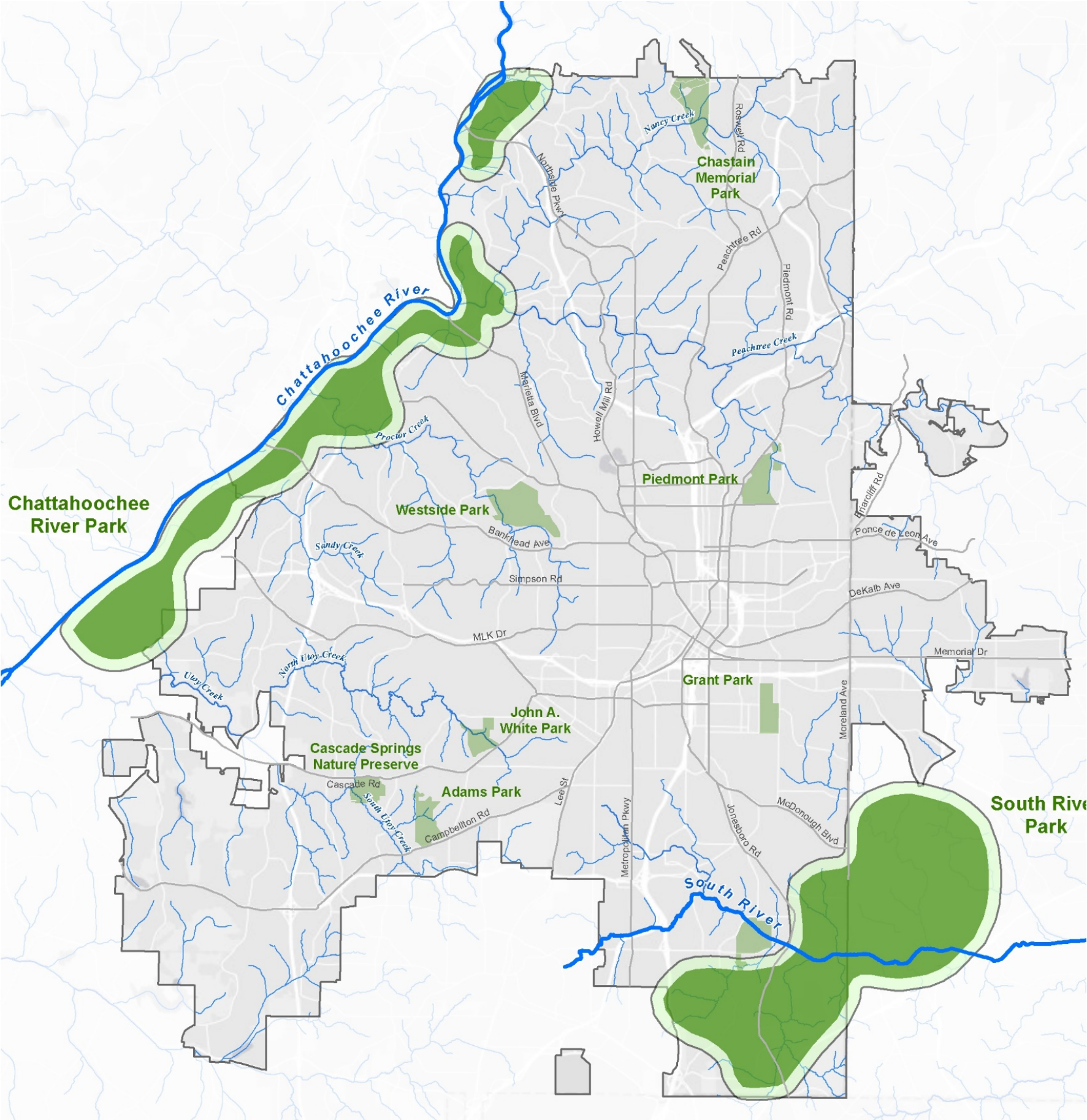
# DESIGN FOR WILDNESS



Chattahoochee River Park

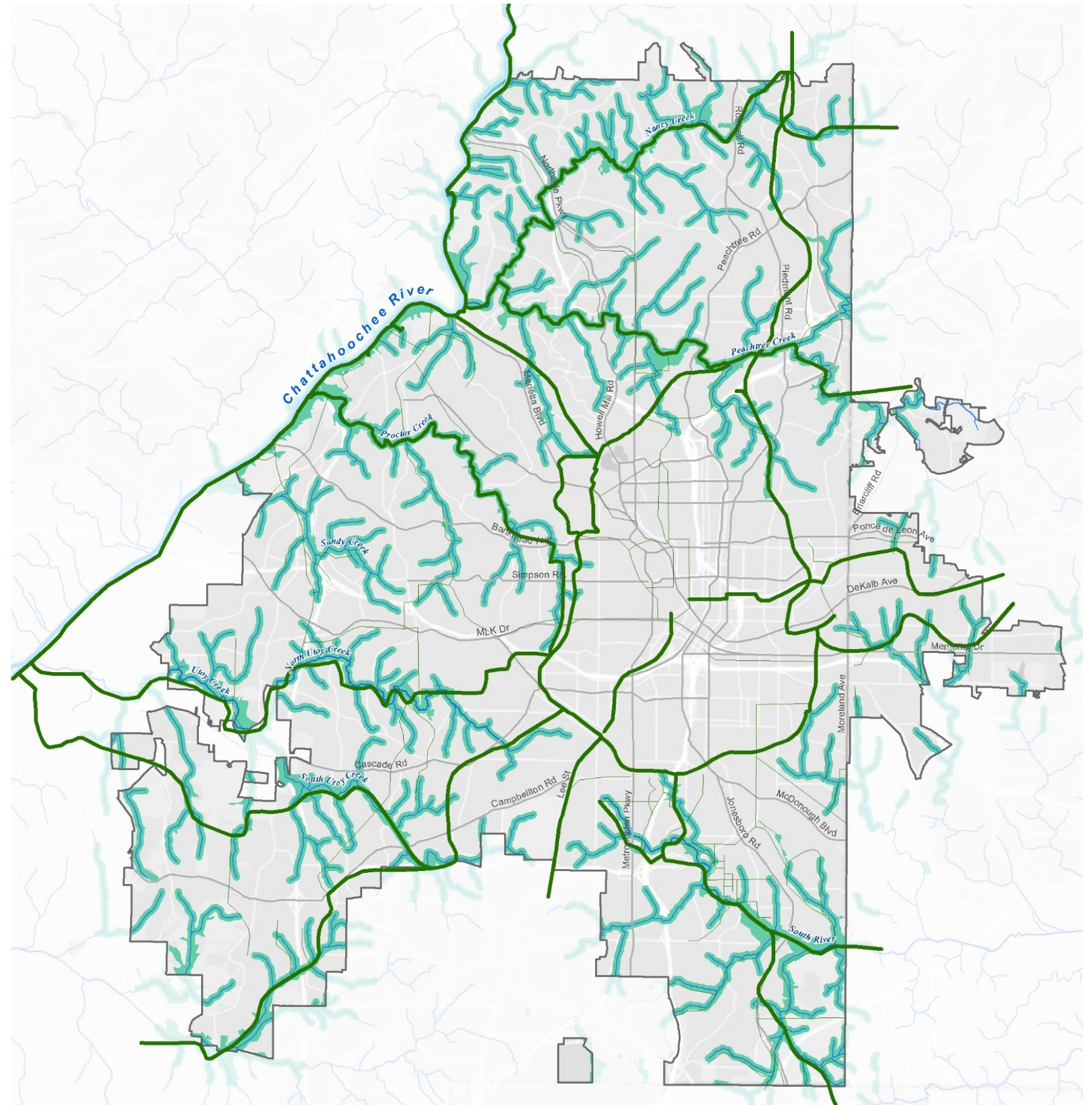


South River Park



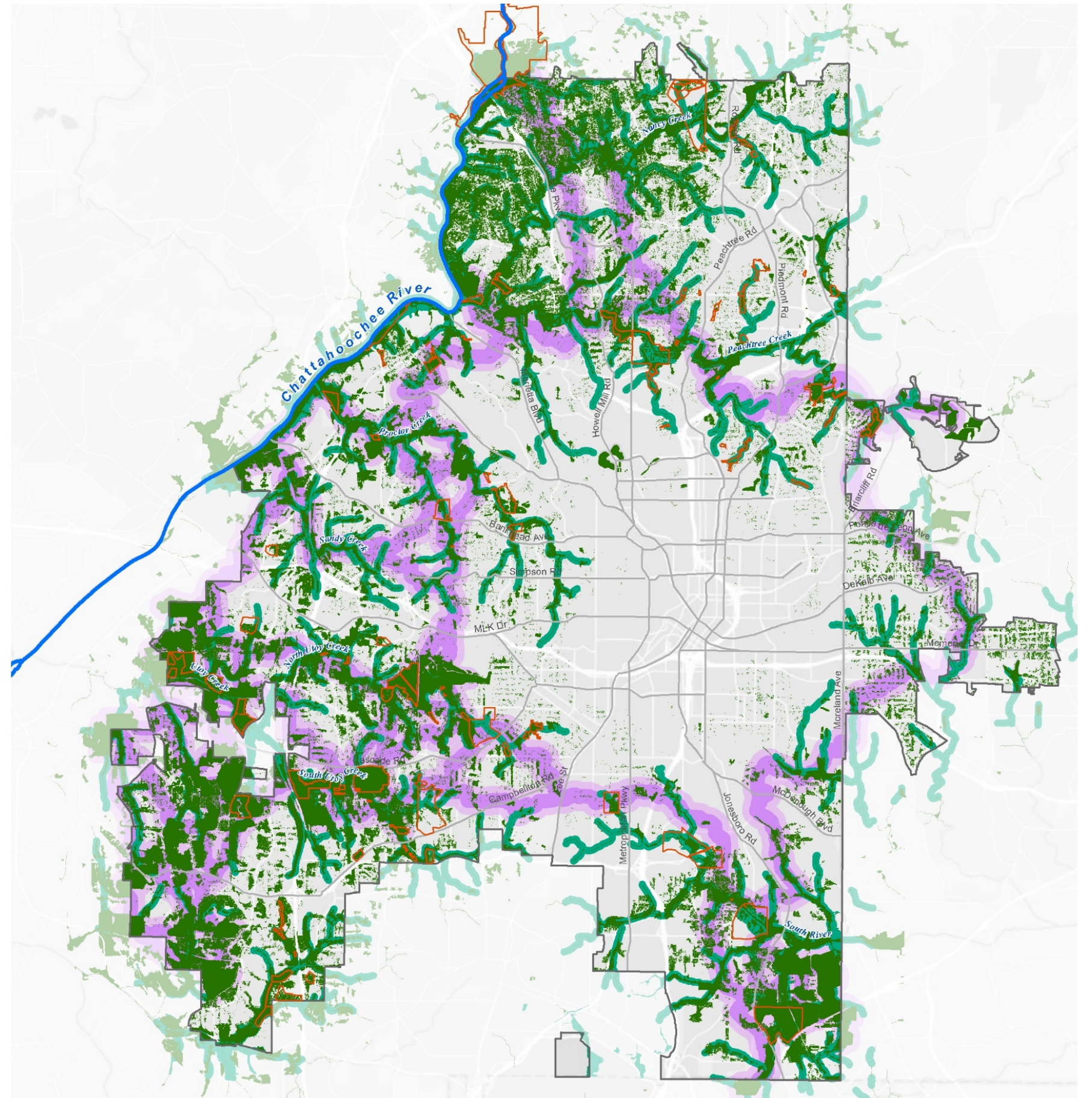


# DESIGN FOR RETREAT & ADVENTURE



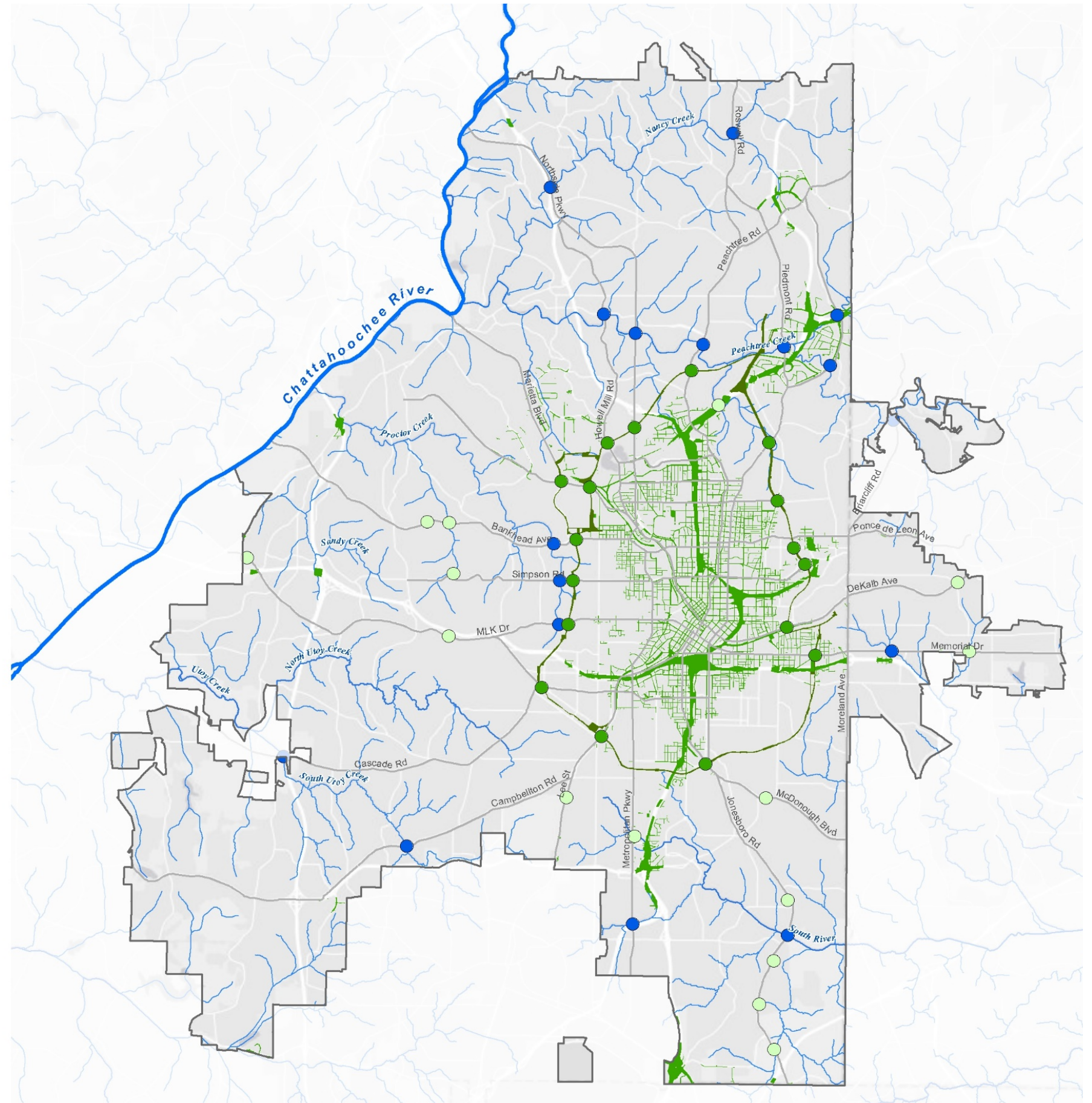


# DESIGN FOR COMFORT



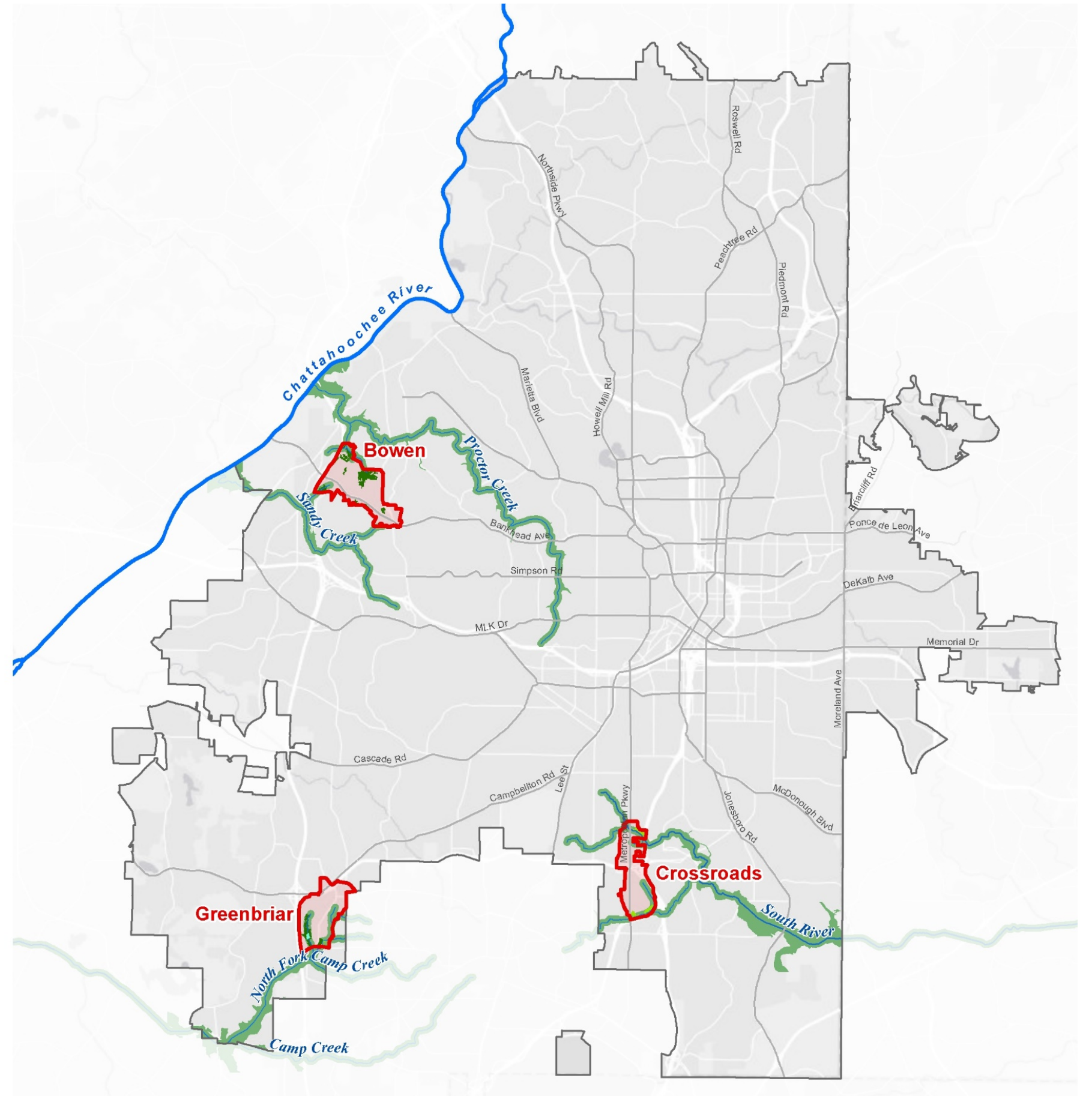


# DESIGN FOR CONNECTIONS





# DESIGN FOR LIFESTYLES





URBAN ECOLOGY FRAMEWORK SCHEDULE\*

MARCH–SEPT. 2018

UEF Data Collection and Analysis



OCT.–DEC. 2018

UEF Final Data Analysis



APRIL 2019

UEF Recommendations and TPO Launch

- City-wide Public Forums
- Green Infrastructure Task Force Presentation



JUNE 2019

- Council TPO Work Session
- Green Infrastructure Task Force Presentation



MAY–SEPT. 2018

UEF Visioning and Needs Assessment



MARCH 2019

TPO Outreach Process

- Atlanta Planning and Advisory Board
- Council CDHS Presentation
- Stakeholder and Technical Advisory Committees



MAY 2019

TPO Work Sessions

- City-wide Public Forums
- Stakeholder and Technical Advisory Committees



JULY/AUG. 2019

TPO Draft Ordinance

- City-wide Public Forums
- Stakeholder and Technical Advisory Committees



UEF = Urban Ecology Framework  
TPO = Tree Protection Ordinance

\*Meetings listed above are a combination of tentative and confirmed dates. Please check the City's website and social media for updates or call Heather Alhadeff at 404-330-6439. Updated 2/28/19

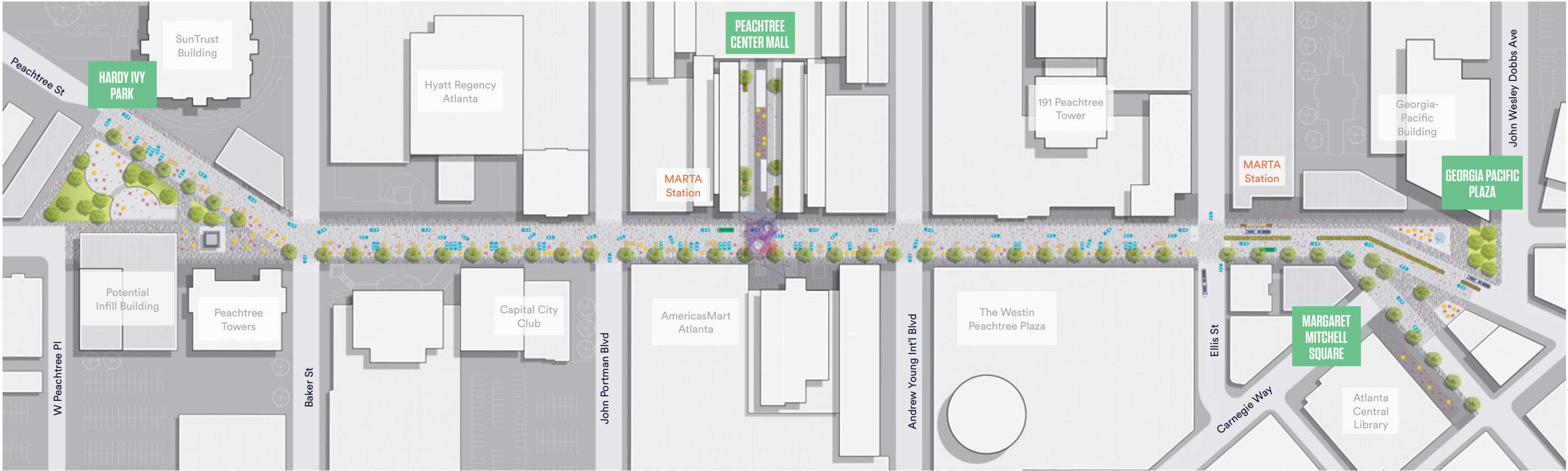


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# PEACHTREE SHARED STREET



# ILLUSTRATIVE CONCEPT PLAN FOR PEACHTREE CENTER















# PEACHTREE STREET RE-IMAGED

PEACHTREE STREET THROUGH  
THE EYES OF URBAN DESIGNERS,  
ARTISTS AND PHOTOGRAPHERS

**FEBRUARY 21–APRIL 3, 2019**





# HOUSING CASCADE HEIGHTS



# CASCADE HEIGHTS COMMERCIAL DISTRICT

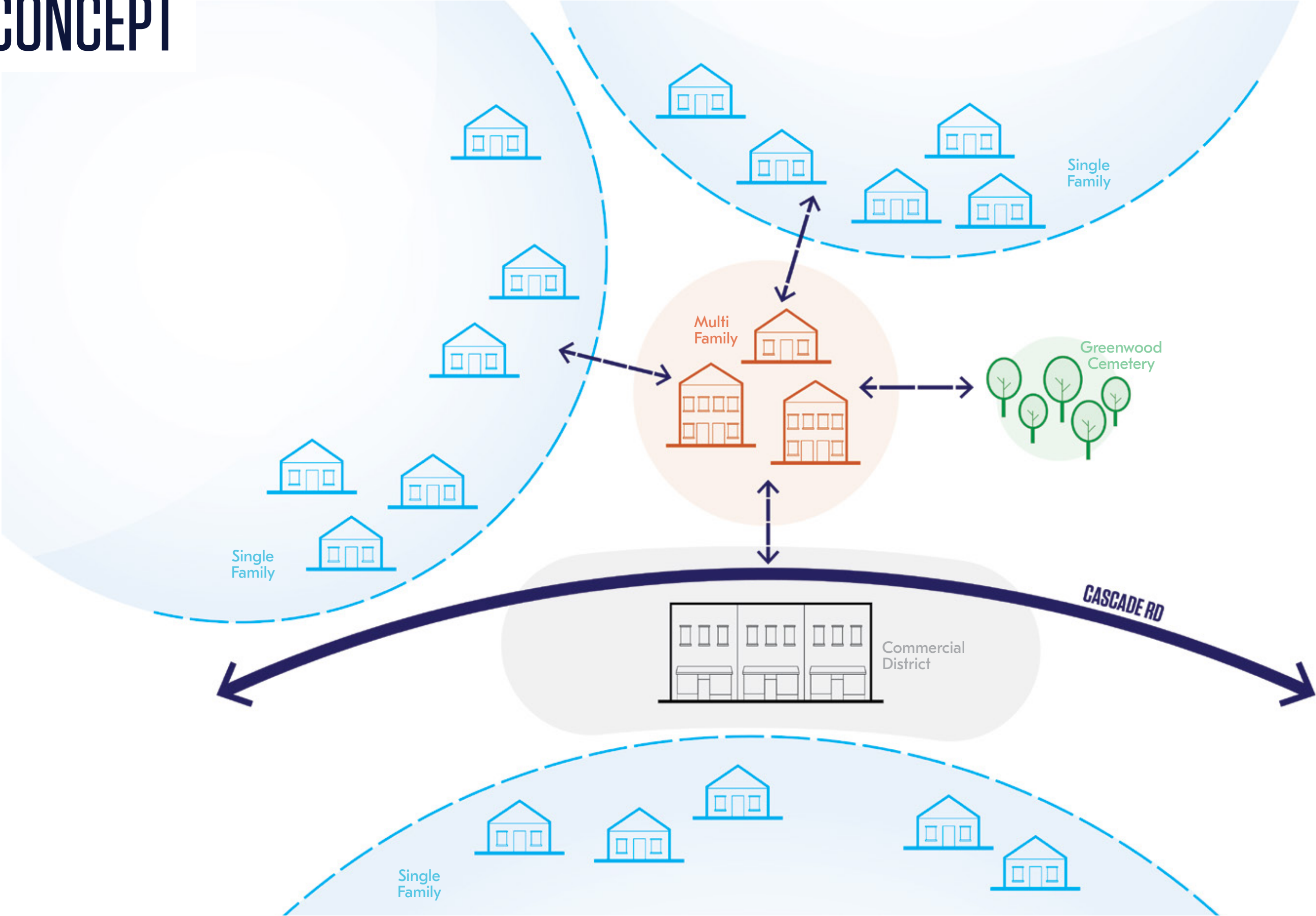








# CONCEPT





# ILLUSTRATIVE PLAN







**SINGLE FAMILY RANCH**



**SINGLE FAMILY COTTAGE**



**ACCESSORY DWELLING UNIT**



**DUPLEX**



**FOURPLEX**



**MULTIPLEX**



# WEST END STOREFRONT RE-DESIGN PROGRAM











# PRESERVATION STRATEGY

## **Historic Revitalization Strategy will consist of five main components:**

1. Public outreach, guidance & education initiatives
2. A comparative analysis of peer cities
3. The “story of Atlanta”
4. A survey data collection, mapping analysis, and a review of existing plans and documents
5. A survey of targeted individual resources and general classes of properties

## **The HRS is needed for two reasons:**

1. Speed of development and growth in the city and decisions made by/on City's policy, planning, and permitting.
2. Correlation with the DCP initiatives on strategic planning (City Design, UEF, ATP)



661 Ponce de Leon



Pullman Yard

# AFFORDABLE HOUSING IMPACT STATEMENTS

In FY2018, 37 impact statements were attached to legislation that was adopted by Council.

- 7 impact statements were created for legislation that authorized public funding for affordable housing.
- 30 impact statements were created for Land Use ordinances.

## IMPACT BY LEGISLATION TYPE AND AMI LEVEL

Estimated Impact of Legislation on Affordable Housing Stock													
		Adding Units at the Following Levels of AMI				Preserving Units at the Following Levels of AMI				Decreasing Units at the Following Levels of AMI			
Type of Legislation	Number of Impact Statements	30% or Below	30.01 to 50%	50.01 to 80%	Above 80%	30% or Below	30.01 to 50%	50.01 to 80%	Above 80%	30% or Below	30.01 to 50%	50.01 to 80%	Above 80%
Public Funding	7	0	0	80	0	0	53	254	0	0	0	0	0
Land Use Amendments	30	33	22	527	1,387	0	0	0	0	3	0	0	0
Total	37	33	22	607	1,387	0	53	254	0	3	0	0	0

